

## LIVONIA JOINT PLANNING BOARD

March 13<sup>th</sup> 2017

Present: Chair R. Bennett, J. Palmer, R. Haak, D. Richards, J. Sparling, CEO A. Backus, and Secretary, A. Houk. Excused: D. Simpson, Attorney J. Campbell.

\*\*As of March 1, 2017 the Livonia Joint Planning Board has accepted the resignation of Chuck Casaceli.

### Agenda:

- 1) *Approve the meeting minutes from February 13<sup>th</sup> & 27<sup>th</sup>, 2017*
- 2) *Vicki Flora/VIRA Realty – 3100 Rochester Road, Lakeville, N.Y.*  
Modification to site plan for Wedding Venue/Banquet Hall.
- 3) *Trathen – Briarroot Development - West Avenue, Livonia, N.Y.*  
Preliminary concept.

### *Chair R. Bennett opened the meeting at 7:00 p.m.*

1. Meeting minutes for February 13<sup>th</sup> & February 27<sup>th</sup>, 2017. Chair R. Bennett asked for a motion to approve. M/2/C (J. Sparling/R. Haak) approved as submitted. Carried 5-0

### *2) Vicki Flora/VIRA Realty – 3100 Rochester Road, Lakeville, N.Y.*

Chair R. Bennett invited Architect Tim Brinduse of T.A.B Design to come forward to explain the modification to the existing site plan for the wedding venue. T. Brinduse stated that this is a conversion from a Church to a Wedding venue/Banquet Hall involving only a change of owner. The parking lot will be expanded to accommodate the building's occupant load. In addition to landscaping, six paved ADA parking spots and a concrete dumpster pad with screening enclosure will be incorporated to the site located to the North West. The Banquet Hall is on the lower level with the upper level being closed off with the exception of an exit. There is existing parking lot lighting where the current entrance is located, which is night sky compliant. The state has put up "No Parking" signs along the road near the soccer fields, they are hoping to add additional parking to help elevate any future parking issues. In the future, they are considering adding a new D.O.T entrance. J. Sparling showed concerns regarding the curve and the speed limit changing to 55 mph near the entrance. Chair R. Bennett asked for clarification of where Gateway Road was in relation to the building. CEO A. Backus stated that it is directly across from the facility. J. Palmer asked about possible traffic concerns pulling out into the 55mph zone & asked if someone would be directing traffic. Chair R. Bennett stated that it is no different from the soccer events letting out and there is a good amount of site at the entrance. Chair R. Bennett reviewed with the Board the items referred back from the County Planning Board. Most items were determined to be preexisting such as lighting. Site plan for the D.O.T & SEQR process should be addressed. Future development of site should take consideration of Conesus Creek. Applicant should ensure streetscape, buffer and parking area landscaping to

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meet requirements of Livonia Town Code & satisfaction of Town Planning Board. There was discussions regarding a the requirement of a Public Hearing for the Conditional Use Permit and notification to the Municipality of Geneseo since they are within 500 feet of the Geneseo boundary. It was decided that a formal letter would be sent notifying Geneseo of the Conditional Use Permit application and there would be a ten day grace period for their comment. Approval of the Modification to Site Plan and Conditional Use Permit is pending comment from the Town of Geneseo.

Chair R. Bennett asked the Board if they should have a Public Hearing. Motion to waive the Public Hearing: M/2/C (D. Richards/R. Haak) Carried 5-0

Chair R. Bennett and the Board reviewed SEQR. Negative declaration was determined. Motion to approve: M/2/C (R. Haak/J. Sparling) Carried 5-0

Chair R. Bennett asked for a motion to approve Modification to the existing Site Plan pending comment from the Town of Geneseo: M/2/C (J. Palmer/D. Richards) Carried 5-0

**3) *Trathen – Briarroot Development - West Avenue, Livonia, N.Y.***

Chair R. Bennett invited Architect Tim Brinduse of T.A.B Designs and Tom Trathen of Trathen Logging, land owner to come forward to explain the preliminary concept for the Briarroot Development located on West Avenue. T. Brinduse explained that the proposal will be for a 60 unit higher end complex. There will be 10 single story units and 50 two story units, town house style and a total of 35 building lots. There will be two – three bedroom units. This is a concept at this point and will be done in phases. This is an allowed concept in this zone and will meet the required setbacks and ordinances. D. Richards asked what will happen to the existing home on the property. T. Trathen stated that it is currently being renovated and will be sold. T. Trathen also stated that the current plan is to keep the back half of the property undeveloped. It's a nice area and it brings a lot of wild life. J. Sparling stated that this type of housing is needed in Livonia. CEO A. Backus asked if they will dedicate the roads to the Village. T. Brinduse stated that he thought they would be. He stated that if it was, the Code states the setback would be 30' off from a Village Street instead of 50'. Chair R. Bennett stated that the Board looks favorably on the Concept.

With no further comments Chair R. Bennett asked for a motion to adjourn the meeting at 7:47 p.m... M/2/C (J. Sparling/J. Palmer) Carried 5-0

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Respectfully Submitted,  
Alison Houk, Recording Secretary

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